

Lake County Board of Review

The comparables that are generated by the computer are “potential” comparables and may or may not be suitable as a comparable to the subject property. It is highly recommended that users physically view the comparable property in order to confirm their similarity to the subject.

	Term	Definition
1	Permanent Index Number	The number that is used to identify your property. It appears just above your name on the front of your assessment notice, as well as appearing on your tax bill.
2	Street Address	The common address used for your property.
3	Neighborhood Number	Numeric code for the assessment neighborhood. This is assigned by the local Township Assessor.
4	Neighborhood Name	Name for the assessment neighborhood. This is assigned by the Assessor.
5	Distance	The distance between the comparable property and the subject property.
6	Land Size	The total size of a lot.
7	House Type Code	The sub group to an assessment neighborhood. This is assigned by the Assessor.
8	Structure Type,/ Stories	The type of home in terms of story height and style e.g. 2-story, ranch, split-level.
9	Exterior Cover	The type of exterior cover e.g., wood, brick, aluminum.
10	Quality Grade	The quality of materials used in the construction of the improvement.
11	Condition	The property's physical condition.
12	Year Built / Effective Age	The year in which the property was built. The effective age is a characteristic of rehabbed or otherwise modified properties and is calculated by the Assessor.
13	Land Assessed Value	The current assessed value for the land.
14	Building Assessed Value	The current assessed value for the building.
15	Total Assessed Value	The total of both the land and building assessed values. The total Assessed Value is 33 1/3 rd of market value.
16	Land Market Value	The market value for the land.
17	Building Market Value	The market value for the building.
18	Total Market Value	The total of both the land and building market values.
19	Primary Land Method	The primary valuation method used for the land assessment.
20	Land Price Per Land Size of Assessed Value	If a property is valued by the Assessor on a per square foot basis, this will represent the assessment per square foot.
21	Building Price per AGLA Assessed Value	The price per square foot of living area for the property based on the building assessed value. This is calculated by taking line 14 (building assessed value) divided by line 32 (Total Above Ground Living Area)
22	Total Value per AGLA Market Value	The price per square foot of living area based on the total market value. This is calculated by taking line 18 (Total Market Value) divided by line 32 (Total Above Ground Living Area).
23	Last Sale Amount	If a sale has occurred in the past three years (2008-2010, and/or the current year (2011), this line will display the total amount paid for the property.
24	Date of Sale	The date of the sale of the property for the sale amount listed on line 23 (Last Sale Amount).
25	Sales Validation	This line will tell whether a sale has been qualified or unqualified. The Township Assessor determines this designation.
26	Compulsory Sale	This line will describe what type of compulsory sale has occurred e.g., short sale, foreclosure, judicial sale, and sheriff's sale.
27	Sale price per AGLA	The price per square foot of living area based on the most recent sale price. This is calculated by taking line 23 (Last Sale Amount) divided by line 32 (Total Above Ground Living Area).
28	First Floor Area	Total square feet of living area on the first floor of a building.
29	Second Floor Area	Total square feet of living area on the second floor of a building.
30	Half Floor Area	The area above the first floor.
31	Attic / Other Floor Area	The living area considered attic / and the area above the second floor.
32	Total Above Ground Living Area (AGLA)	The total square feet of a building that is above ground.
33	Basement Area / Finished Area	The total basement area for the structure / the total square feet of the basement that is finished and used as living area.

34	Lower Level Area / Finished Area	The total square feet of the lower level in split level properties / the total square feet of lower level area that is finished and used as living area.
35	Full Baths / Half Baths/ Total Fixtures	The number of full baths (3, 4, or 5 fixtures) / number of half baths (2 fixtures) / the total combined number of fixtures in all baths.
36	Air Conditioning	This line identifies if a property has air conditioning.
37	Fireplaces	The number of fireplace openings in a building.
38	Face Brick	The total square feet of brick facing of the building.
39	Roof Cover	The description of the roofing materials used.
40	Garage Attached / Detached / Carport	The number of attached garages, detached garages, and carports.
41	Garage Attached / Detached / Carport Area	The total square feet of any attached garages, detached garages, and carports.
42	Decks / Patio	The number of decks and/or patios.
43	Decks / Patio Area	The total square feet of any decks and/or patios.
44	Porches Open / Enclosed	The number of open and/ or enclosed porches.
45	Porches Open / Enclosed Area	The total square feet of any open or enclosed porches.
46	Pool (size)	The total size of any pool(s) (in-ground only).
47	Gazebo (size)	The total floor area of any gazebo(s).
48	Shed	The total floor area of any shed(s).
49	Pole Barn	The total floor area of any pole barn(s).